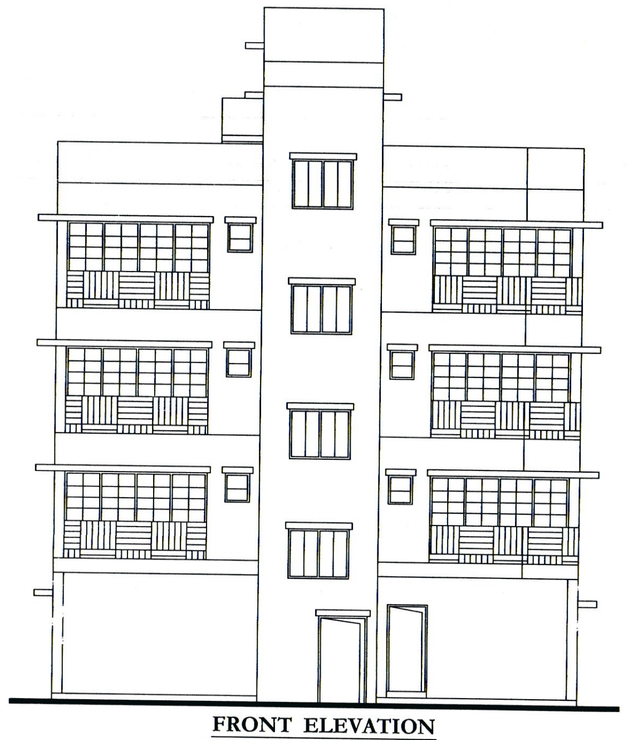
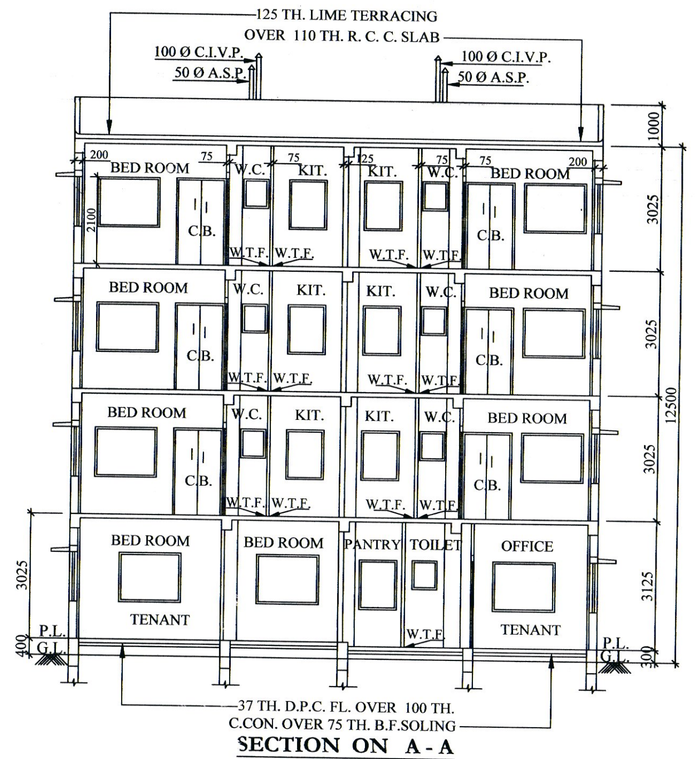


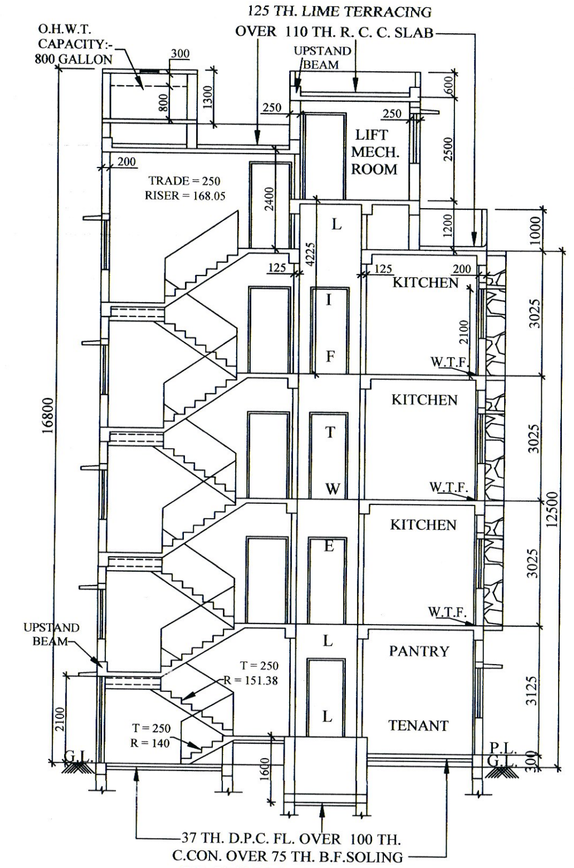
FRONT ELEVATION

SCALE :- 1 : 100



SECTION ON A - A

SCALE :- 1 : 100



SECTION ON B - B

SCALE :- 1 : 100

PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO - 61, JAGATPUR SISIR BAGAN ROAD, WARD NO. - 120, BOROUGH - XIII, U/ S. 393 (A). OF K.M.C. ACT 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009.

NAME OF OWNERS :- SWAGATA MAJUMDAR BISWAS, PUJA DAS, PAYEL DAS, KAUSIK MAJUMDAR & SRI ASHOK DAS

DOORS & WINDOWS SCHEDULE

DOOR MKD.	WIDTH	HEIGHT	WIN. MKD.	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
D4 (S/F)	3400	2100	W4	600	700
D	1200	2100			

ASSESSEE NO :- 41- 120 - 04 - 0060 - 8

DETAILS OF REGISTERED DEED :-
A. BOOK NO :- I — B. VOLUME NO :- 17
C. PAGES NO. :- 271 TO 296 — D. BEING NO :- 1185
E. OFFICE :- D.S.R. ALIPORE — F. YEAR :- 1954 (28/06/1954)

DETAILS OF REGD. DEED :-
(FOR BOUNDARY DECLARATION)
A. BOOK NO :- I — B. VOLUME NO :- 1603 - 2024
C. PAGES NO. :- 191108 TO 191117 — D. BEING NO :- 160306787
E. OFFICE :- D.S.R. III SOUTH 24 (PGS.) — F. YEAR :- 2024 (09/05/2024)

DETAILS OF REGD. DEED :-
(FOR STRIP OF LAND, FRONT)
A. BOOK NO :- I — B. VOLUME NO :- 1603 - 2024
C. PAGES NO. :- 191160 TO 191170 — D. BEING NO :- 160306785
E. OFFICE :- D.S.R. III SOUTH 24 (PGS.) — F. YEAR :- 2024 (09/05/2024)

DETAILS OF REGD. DEED :-
(FOR POWER OF ATTORNEY)
A. BOOK NO :- I — B. VOLUME NO :- 1607 - 2023
C. PAGES NO. :- 266658 TO 266679 — D. BEING NO :- 160708958
E. OFFICE :- A.D.S.R. BEHALA — F. YEAR :- 2023 (25/07/2023)

DETAILS OF REGD. DEED :-
(NON EVICTION OF TENANT)
A. BOOK NO :- I — B. VOLUME NO :- 1603 - 2024
C. PAGES NO. :- 191099 TO 191107 — D. BEING NO :- 160306786
E. OFFICE :- D.S.R. III SOUTH 24 (PGS.) — F. YEAR :- 2024 (09/05/2024)

1. AREA OF LAND :- 539.483 SQM. (08 K- 01 CH - 02 SFT) (As per Deed)
1. AREA OF LAND :- 221.386 SQM. (03 K- 04 CH - 43 SFT) (As per Assessment)
1.a. ACTUAL LAND AREA :- 218.689 SQM. (03 K - 04 CH - 13.968 SFT) (As per Physical measurement)
2. SIZE OF TENEMENTS :- < 50 SQM. = 1 NO. & > 50 SQM. TO < 75 SQM. = 6 NOS.
3. NO. OF TENEMENTS :- 7 NOS.
4. NO. OF STORIED :- G+III
5. STAIR HEAD ROOM AREA :- 13.717 SQM.
6. OVER HEAD TANK AREA :- 6.785 SQM.
7. LIFT MECH. ROOM AREA WITH STAIR :- 11.452 SQM.

1. GROUND COVERAGE :-
- PERMISSIBLE :- 129.851 SQM. (59.377%)
- PROPOSED :- 118.322 SQM. (54.105 %)

2. TOTAL FLOOR AREA :-
- TOTAL COV. AREA EXCLUDING THE GAPES PERMITTED IN THIS RULE = 407.541 SQM.
- AREA EXCLUDED IN THIS RULE = 48.948 SQM.
- TOTAL AREA = 456.489 SQM.

3. F. A. R. :-
- PERMISSIBLE :- 2.75
- PROPOSED 1.49

4. NO. OF CAR PARKING REQUIRED :- 1 NO.
5. NO. OF CAR PARKING PROVIDED :- 1 NO.
6. TOTAL COVERED AREA :- 25.483 SQM.
7. AREA OF REDUCE STRIP :- 0.832 SQM.
8. AREA OF MOTOR CORNER :- NIL.
9. TOTAL AREA OF THE PLOT :- 15.861 M.
10. HEIGHT OF THE BUILDING :- 12.500 M.
11. DEPTH OF THE BUILDING :- 9.250 M.
12. ABUTTING ROAD WIDTH :- 4.261 M.
13. TWO WHEELER PARKING AREA :- 12.808 SQM.
14. OPEN SPACE AREA :- 3.918 SQM.

BUSINESS AREA
TOTAL CARPET AREA :- 15.836 SQM.
TOTAL COVERED AREA :- [illegible] SQM.

TREE COVER AREA
REQ. (1.141%) :- 4.00 SQ.M.
PRO. (1.829%) :- 4.00 SQ.M.

DECLARATION OF GEO - TECHNICAL ENGINEER

WE HAVE VISITED AND HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

BHASKAR ROY (G - 0172)
NAME GEO - TECHNICAL ENGINEER

DECLARATION OF L. B. S.

I DO CERTIFY WITH THAT THE BUILDING PLANS HAS BEEN DRAWN AS PER PROVISION OF K. M. C. BUILDING RULES 2009 AND AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN AND THAT IS A BUILDABLE SITE AND NOT A FILLED UP LAND. THE LAND IS BOUNDED BY BOUNDARY WALL.

KRISHNENDU RAY (1085/I)
NAME OF L. B. S.

DECLARATION OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BASIS OF SOIL INVESTIGATION REPORT MADE BY VASCON, P-67A, JAPANESE MUKHERJEE ROAD, KOL - 700 014 SIGNED BY BHASKAR ROY CONSIDERING THAT ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA LATEST REVISION & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

DEBABRATA GHOSH (228/II)
NAME OF STRUCTURAL ENGINEER.

DECLARATION OF OWNERS/APPLICANT

I /WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

BIPLAB BHATTACHARJYA (PROP. OF M/S. R.B. CONSTRUCTION) C.A OF SWAGATA MAJUMDAR BISWAS, PUJA DAS, PAYEL DAS, KAUSIK MAJUMDAR & SRI ASHOK DAS

NAME OF OWNERS/APPLICANTS

B.P. NO. :..2024130096..... DATE :.05.08.2024...
VALID UPTO :....04.08.2029....

UTTAM PARAMANIK Digitally signed by UTTAM PARAMANIK Date: 2024.08.05 13:59:51 +05'30'

DIGITAL SIGNATURE OF A.E.

PREMISES NO : 61, JAGATPUR SISIR BAGAN ROAD, WARD NO.- 120 ,
ASSESSEE NO : 41- 120 - 04 - 0060 - 8
NAME OF THE OWNER(S) : SWAGATA MAJUMDAR BISWAS, PUJA DAS, PAYEL DAS, KAUSIK MAJUMDAR & SRI ASHOK DAS
AREA OF LAND : 221.386 SQM. (03 K- 04 CH - 43 SFT)
NAME OF LBS / ARCHITECT : KRISHNENDU RAY
PERMISSIBLE HEIGHT IN REFERENCE TO CCMA ISSUED BY AAI : 33.00 Mts.

Co - ordinate in WGS 84 and [illegible]

Reference points marked in the site plan of the present	Co - ordinate in WGS84		Site elevation (AMSL)
	Latitude	Longitude	
"A"	22° 29' 45.87" N	88° 19' 24.45" E	9.00 Mts.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

BIPLAB BHATTACHARJYA (PROP. OF M/S. R.B. CONSTRUCTION) C.A OF SWAGATA MAJUMDAR BISWAS, PUJA DAS, PAYEL DAS, KAUSIK MAJUMDAR & SRI ASHOK DAS
Name of Owner(s) / Applicant(s)

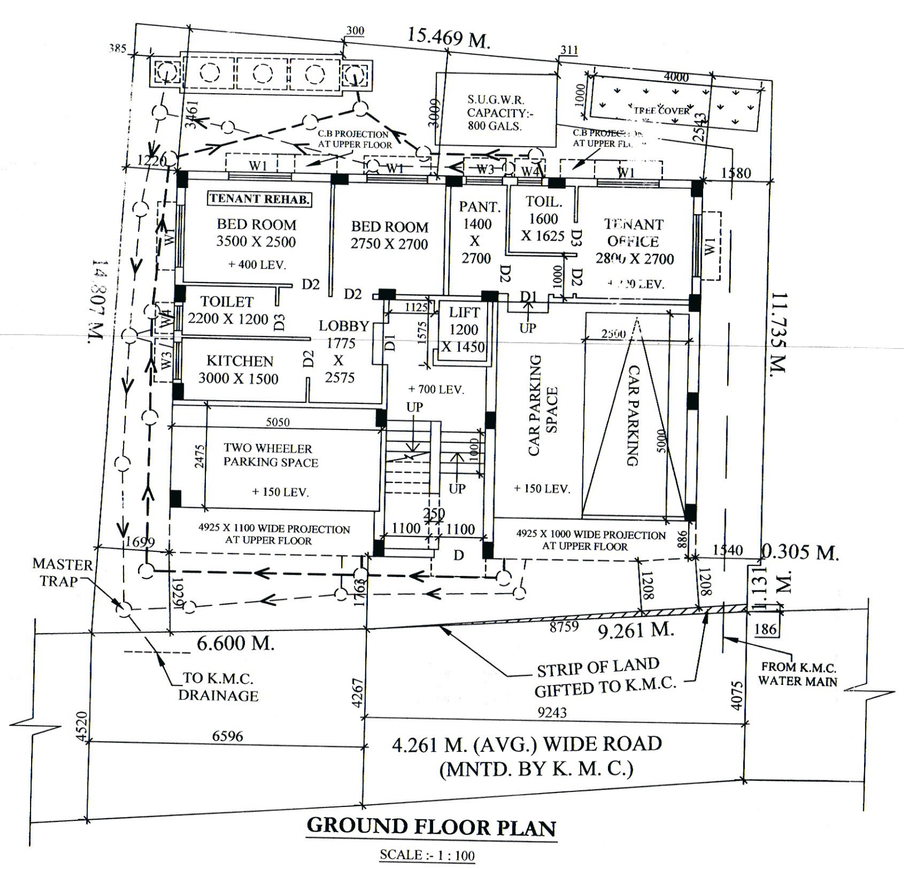
KRISHNENDU RAY (1085/I)
NAME of LBS / Architect

N

SPECIFICATION

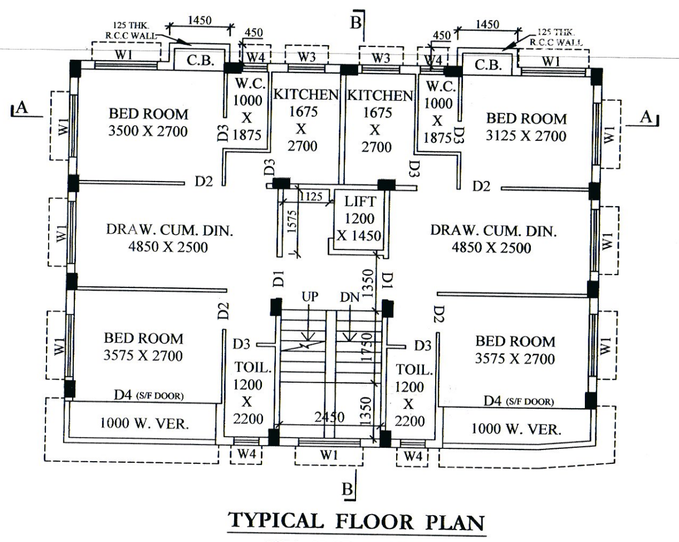
- ALL EXTERNAL WALLS ARE 200 M.M. THICK.
- ALL INTERNAL WALLS ARE 125 M.M. & 75 M.M. THICK.
- CEMENT CONCRETE TO FOUNDATION, SLAB, BEAM, LINTEL, CHAJJA, 1 : 1½ : 3 CEMENT: SAND: STONE CHIPS. (Grade of conc - M 20 Grade of Steel Fe 500)
- CEMENT SAND MORTAR IN OUTER WALL - 1 : 6.
- CEMENT SAND MORTAR IN 75TH. & 125TH. PARTITION WALL - 1 : 4 WITH WEIR NETTING.
- CEMENT SAND MORTAR IN CEILING PLASTER - 1 : 4.
- P.C.C. IN GROUND FLOOR. 1 : 3 : 6.
- THE DEPTH OF FOUNDATION OF S. TANK & UNDER GROUND WATER TANK SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
- OTHER SPECIFICATION SHOULD FOLLOW N. B. C. LATEST REVISION
- ALL DIMENSIONS ARE IN M.M. OTHERWISE MENTIONED.

AVERAGE BACK = 3.009 M.



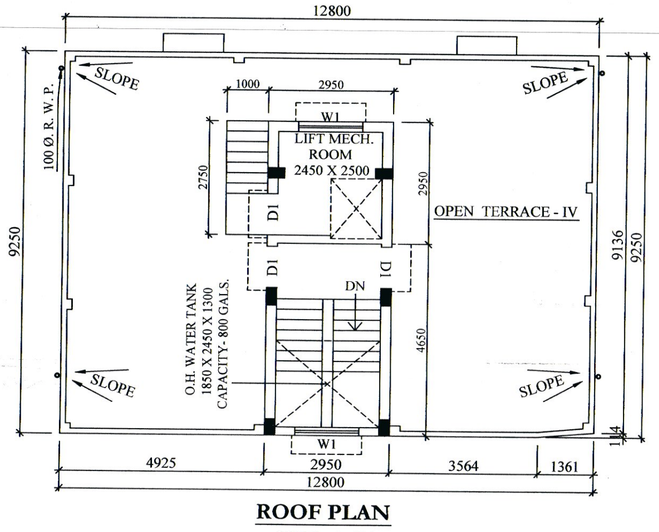
GROUND FLOOR PLAN

SCALE :- 1 : 100



TYPICAL FLOOR PLAN
1ST, 2ND & 3RD

SCALE :- 1 : 100



ROOF PLAN

SCALE :- 1 : 100